

MINUTES OF MEETING HELD

BY STATE TRAFFIC COMMISSION

JULY 18, 2006

Present: Deputy Commissioner Anthony D. Portanova
Department of Motor Vehicles

Deputy Commissioner Edward Lynch
Department of Public Safety

Deputy Commissioner Carl F. Bard
Department of Transportation

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, July 18, 2006.

1. Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adopt the minutes of the following meeting:

June 20, 2006

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2. Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, stated that the following regulatory items had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

Groton - STC# 058-0604-02

Grant permission to the Town of Groton to establish a 25 mph speed limit for both directions on Ledge Land Dr. from Russell St. easterly to SR 614 (Cow Hill Rd.), a distance of 0.38 miles.

Groton - STC# 058-0606-01

1. Approve a "No Turn on Red" sign on the EB Phoenix Apartment driveway approach at its intersection with Rt. 1 (Long Hill Rd.).

Groton - STC# 058-0606-01 - Contd.

2. Approve the removal of the programmed flashing operation at the intersection of Rt. 1 (Long Hill Rd.) at Colver Ave. and Phoenix Apartment driveway.

Middletown - STC# 082-0511-03

Approve the addition of emergency vehicle pre-emption to the signal at the intersection of Rt. 17 (So. Main St.) at Ward St. upon completion of State Project 171-313.

New Britain - STC# 088-0606-02

Grant permission to the City of New Britain to revise the semi-actuated traffic control signal with emergency pre-emption and an exclusive pedestrian phase at the intersection of Broad St. and High St.

New Britain - STC# 088-0606-03

Grant permission to the City of New Britain to revise the semi-actuated traffic control signal with emergency pre-emption and an exclusive pedestrian phase at the intersection of Broad St. and Grove St.

New Britain - STC# 088-0606-04

Grant permission to the City of New Britain to revise the semi-actuated traffic control signal with emergency pre-emption and an exclusive pedestrian phase at the intersection of Broad St. and Washington St.

North Branford - STC# 098-0510-01

1. Approve the addition of emergency vehicle pre-emption to the signal at the intersection of Rt. 22 (Forest Rd.) at Rt. 80 (Foxon Rd.) and town hall driveway upon completion of State Project 173-366.
2. Rescind all previously approved lane-use control at the intersection of Rt. 22 (Forest Rd.) at Rt. 80 (Foxon Rd.) and town hall driveway.
3. Approve the following lane-use control at the intersection of Rt. 22 (Forest Rd.) at Rt. 80 (Foxon Rd.) and town hall driveway:

EB Rt. 22 (SB Forest Rd.): A combination right-turn/through lane
Two left-turn lanes

EB Rt. 80: A combination right-turn/through lane
A through lane
A left-turn lane

WB Rt. 80: A right-turn lane
Two through lanes
A left-turn lane

Orange - STC# 106-0605-01

Grant permission to the Town of Orange to establish a 25 mph speed limit for SB vehicles on Old Lambert Rd. from South Lambert Rd. southerly to Indian River Rd., a distance of 0.25 miles.

Stamford - STC# 135-0604-02

That no change be made to the 40 mph speed limit for both directions of travel on Rt. 137 (High Ridge Rd.) from High Ridge Rd. #1 northerly to Brookdale Rd., a distance of 4.15 miles.

Stamford - STC# 135-0604-03

Grant the City of Stamford permission to revise the traffic control signal on Elm St. at its intersection with Jefferson St. and Myrtle Ave. to provide protected/permitted left-turn signal phasing for all approaches, priority vehicle pre-emption, and countdown pedestrian signals with concurrent walk phasing.

Stamford - STC# 135-0604-04

1. Grant the City of Stamford permission to revise the traffic control signal on Atlantic St. at Station Place and Dock St. to accommodate updated signal appurtenances, revised intersection geometry, revised signal phasing, priority vehicle pre-emption, programmed flashing operation (12AM to 5AM), and countdown pedestrian signals with concurrent walk phasing.
2. Grant the City of Stamford permission to install and maintain a "No Turn On Red" sign on the Station Place EB approach at its intersection with Atlantic St. and Dock St.

Stamford - STC# 135-0604-05

Grant the City of Stamford permission to install, operate and maintain a semi-actuated/coordinated traffic control signal with priority vehicle pre-emption on Atlantic St. at its intersection with the Railroad Garage South Entrance.

Stamford - STC# 135-0604-06

1. Grant the City of Stamford permission to install, operate and maintain a semi-actuated/coordinated traffic control signal with priority vehicle pre-emption and programmed flashing operation (12AM to 5AM daily) on Jefferson St. at its intersection with Cherry St. and Harbor View Ave.
2. Grant the City of Stamford permission to install and maintain a "No Turn On Red" sign on the Cherry St. SB approach at the intersection of Jefferson St. and Cherry St./Harbor View Ave.

Stamford - STC# 135-0604-07

1. Grant the City of Stamford permission to revise the traffic control signal on Jefferson St. at Magee Ave. to accommodate updated signal appurtenances, revised intersection geometry, revised signal phasing, priority vehicle pre-emption, programmed flashing operation (12AM to 5AM), and countdown pedestrian signals with concurrent walk phasing.
2. Rescind the previously approved "No Turn On Red" sign (T.I.R. No. 135-8306-03) for the Jefferson Ave. WB approach.

Stamford - STC# 135-0604-08

Grant the City of Stamford permission to install, operate and maintain a semi-actuated/coordinated traffic control signal with priority vehicle pre-emption, programmed flashing operation (12AM to 5AM daily), and concurrent walk phasing with countdown pedestrian signals, on Dock St. at its intersection with South Pacific St.

Stamford - STC# 135-0604-09

Grant the City of Stamford permission to revise the traffic control signal on Jefferson St. at its intersection with Dock and Canal Sts. to provide protected only left-turn signal phasing for the Jefferson St. and Dock St. approaches, and an advance green phase for Canal St. SB, priority vehicle pre-emption, programmed flashing operation (12AM to 5AM), and countdown pedestrian signals with concurrent walk phasing.

Stamford - STC# 135-0604-10

Grant the City of Stamford permission to install, operate and maintain a semi-actuated/coordinated traffic control signal with priority vehicle pre-emption and programmed flashing operation (12AM to 5AM daily) on Elm St. at its intersection with Cherry St. and Elm Court.

Suffield - STC# 139-0606-01

Approve the addition of emergency vehicle pre-emption phasing at the signalized intersection of Rt. 168 (Mountain Rd.) at Ffyller Place and drive to CVS Plaza.

Suffield - STC# 139-0606-02

1. Rescind Traffic Investigation Report No. 139-0412-01, which approved lane-use on Rt. 159 at the intersection of Rt. 190.
2. Approve the following lane-use control at the intersection of Rt. 159 at Rt. 190 (South Junction):

NB Rt. 159: A combination through/left-turn lane
A right-turn lane

SB Rt. 159/190: A combination through/right-turn lane
Two left-turn lanes

Suffield - STC# 139-0606-02 - Contd.

WB Rt. 190: A left-turn lane
 A combination through/left-turn lane
 A right-turn lane

3. Approve the addition of emergency vehicle pre-emption phasing at the signalized intersection of Rt. 159 at Rt. 190.

Watertown - STC# 153-0603-01

That the request to install a traffic signal at the intersection of Rt. 63 (Main St.) at Cherry Ave. not be approved at this time.

West Hartford - STC# 155-0605-01

Grant the Town of West Hartford permission to install, operate and maintain an actuated/coordinated traffic control signal with an exclusive pedestrian phase, countdown pedestrian signals, and programmed flashing operation (11PM to 7AM) at the intersection of Raymond Rd. at Memorial Rd.

West Hartford - STC# 155-0605-02

Grant the Town of West Hartford permission to install, operate and maintain a pedestrian actuated/coordinated traffic control signal with countdown pedestrian signals and programmed flashing operation (11PM to 7AM) at the midblock crosswalk on So. Main Street between Farmington Ave. and Memorial Rd.

West Hartford - STC# 155-0605-03

Grant the Town of West Hartford permission to revise the traffic control signal on So. Main St. at Ellsworth Rd. to accommodate the relocated Town Hall driveway, left-turn lanes on So. Main St., revised phasing and timing, actuated/coordinated operation and programmed flashing operation (11PM to 7AM), and all new signal equipment, including countdown pedestrian signals.

West Hartford - STC# 155-0605-04

Grant the Town of West Hartford permission to revise the traffic control signal on So. Main St. at Memorial Rd. and Shopping Center driveway to accommodate left-turn lanes on So. Main St., new traffic control signal equipment, revised signal phasing, actuated/coordinated operation, countdown pedestrian signals and programmed flashing operation (11PM to 7AM), as per the submitted plan.

West Hartford - STC# 155-0605-05

Grant the Town of West Hartford permission to revise the traffic control signal on Farmington Ave. at Raymond Rd. to accommodate a left-turn lane on WB Farmington Ave., new traffic control signal equipment, revised signal phasing, actuated/coordinated operation and programmed flashing operation (11PM to 7AM), as per the submitted plan.

West Hartford - STC# 155-0605-06

Grant the Town of West Hartford permission to revise the traffic control signal on Farmington Ave. at Trout Brook Dr. to accommodate left-turn lanes on Farmington Ave., new traffic control signal equipment, revised signal phasing, actuated/coordinated operation, and countdown pedestrian signals, as per the submitted plan.

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Ms. Cabelus noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

3. OLD BUSINESS:

Norwalk - STC# 102-0509-01

Mr. Edwin L. Brown will present the staff report on the update of the approval for the issuance of a certificate for the expansion of Merritt on the River (Merritt on the River South). He recommended that no change be made to the approval of Traffic Investigation Report No. 102-0509-01 requiring preemption at the rail crossing. No one was present to discuss this matter.

Ms. Cabelus recommended approval of the staff report.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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4. NEW BUSINESS:

a. Kent - STC# 067-0604-01

That no change be made to the 30 mph speed limit for both directions of travel on Rt. 7 from a point 0.19 miles south of Rt. 341 northerly to Cobble La., a distance of 0.94 miles.

First Selectman Ruth Epstein, the Legal Traffic Authority's representative, did not concur with the recommendation, and had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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4. NEW BUSINESS - Contd.

b. **Shelton - STC# 126-0506-01**

That the installation of a traffic signal at the intersection of SR 714 (Bridgeport Ave.) at Center St., Oak Ave. and Perry Hill Rd. is not recommended at this time.

Former Police Chief Robert A. Voccola requested the signal installation. Chief Joel W. Hurliman, the Legal Traffic Authority, did not concur with the recommendation, and had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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c. **Watertown - STC# 153-0606-01**

That a WB left-turn advance phase at the intersection of Rt. 63 (Main St. and Straits Tpke.) at Rt. 73 (Main St.) and the Rite-Aid driveway not be provided at this time.

State Representative Sean Williams requested the study, and had been invited to attend today's meeting, but did not attend.

Deputy Chief John Gavallas, the Legal Traffic Authority's representative, concurred with the recommendation, and had also been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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5. MAJOR TRAFFIC GENERATORS:

a. **New Milford - STC# 095-0605-01**

Ms. Allison L. Wilcox presented the staff report on the Application for Certificate filed for Farmstead Acres Subdivision.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Mountaintop Development, LLC and Danziger Homes, Inc. for Farmstead Acres Subdivision, a 51-unit housing development located on Route 109 (Chestnut Land Road) and

a. New Milford - STC# 095-0605-01 - Contd.

Ridge Road in the Town of New Milford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the submitted plans prepared by Artel Engineering Group, LLC entitled and dated as follows:

- A. "Index Map, Farmstead Acres, Route 109 and Ridge Road, New Milford, Connecticut", Sheet No. 5 dated June 20, 2006.
- B. "Sight Line Plan, Farmstead Acres, Route 109 and Ridge Road, New Milford, Connecticut", Sheet Nos. 1-7 dated June 20, 2006.
- 1. That up to 33 dwelling units be allowed to be constructed and occupied without completing the work described in Condition No. 3.
- 2. That the existing drives and roadways to the Farmstead Acres Subdivision on Route 109 and on Ridge Road be located and reflect the geometry in substantial conformance with the referenced plans.
- 3. That Weathervane Drive on Route 109 be reconstructed in substantial conformance with the referenced plans.
- 4. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
- 5. That all work on roadways that are owned and maintained by the Town of New Milford be performed in conformance with the standards and specifications of the Town.
- 6. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
- 7. That intersection sight distances be provided and maintained from Stockyard Court and all other driveways to individual housing units associated with the Farmstead Acres Subdivision on both Route 109 and Ridge Road as shown on the referenced plans.
- 8. That intersection sight distances be provided from the Town owned and maintained roadways on Route 109 (Weathervane Drive) and on Ridge Road (Guernsey Lane and Old Hayrake Lane) as shown on the referenced plans.

a. New Milford - STC# 095-0605-01 - Contd.

9. That signs and pavement markings be installed on Guernsey Lane, Old Hayrake Lane, Weathervane Drive and Stockyard Court in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
10. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
11. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
12. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$55,000.00 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 095-0605-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
13. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 095-0605-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
14. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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b. Bloomfield/Windsor - STC# 171-0604-01

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for the Industrial Complex.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Winfield Business Park, LLC for a 200,000-square-foot gross floor area warehouse development with 298 parking spaces, located on Route 187 in the Towns of Bloomfield/Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions are based on and referenced to the following plans entitled:

b. Bloomfield/Windsor - STC# 171-0604-01 - Contd.

- A. "Site Plan, Proposed Industrial Complex, Assessors Lot No. 3003, Blue Hills Avenue, Bloomfield, Connecticut," prepared by the LRC Group, Sheet No. SP-1 dated October 27, 2005 and last revised April 24, 2006.
- B. "Resubdivision Plan, Land of Winfield Business Park, LLC, Assessors Lot 3003, Blue Hills Avenue, Bloomfield and Windsor, Connecticut," Sheet No. SUB-1, dated November 7, 2005 and last revised March 28, 2006.
- 1. That the site driveway on Route 187 be constructed in substantial conformance with the referenced plans.
- 2. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
- 3. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
- 4. That 730 feet of intersection sight distance to the north and 610 feet of intersection sight distance to the south be provided and maintained from the site driveway along Route 187 measured at a point 15 back from the edge of roadway.
- 5. That the traffic signal on Route 187 at Woodland Avenue be revised to include the site drive.
- 6. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 187 at Woodland Avenue and site drive, prior to the issuance of an encroachment permit. Right of Way File No. 011-000-107.
- 7. That signs and pavement markings on Woodland Avenue be revised to accommodate the proposed site drive and be in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
- 8. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
- 9. That no access to the site property from any adjacent properties be established without STC approval.
- 10. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

b. Bloomfield/Windsor - STC# 171-0604-01 - Contd.

11. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$25,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 171-0604-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
12. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 171-0604-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
13. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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c. Stonington/North Stonington - STC# 172-0604-01

Mr. Y. Kevin Ng presented the staff report on the Application for Certificate filed for the expansion of the Shop & Warehouse.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the Mashantucket Pequot Tribe for the 57,300-square-foot expansion of the Shop and Warehouse, for a total 273,630-square-foot gross floor area warehouse, office and maintenance facility with 539 parking spaces, located on Route 2 in the Towns of North Stonington and Stonington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "Eagle Park & F-Tech, 25 Norwich Westerly Rd., North Stonington, CT, Site Plan," dated April 3, 2006, prepared by GM² Associates, Inc.
 - B. "Norwich-Westerly Road (Route 2), Norwich, Connecticut, Pavement Markings & Signing Plan, Eagle Park and F-Tech," dated June 27, 2006, prepared by GM² Associates, Inc.
1. That all conditions of Certificate No. 696-A (Traffic Investigation Report No. 172-0102-01) and Certificate No. 696 (Traffic Investigation Report No. 172-8903-01) remain in effect.
 2. That intersection sight distances be provided and maintained from the site driveway on Route 2 as shown on the referenced plans.

c. Stonington/North Stonington - STC# 172-0604-01 - Contd.

3. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 172-0604-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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d. West Haven - STC# 156-0606-01

Ms. Natasha A. Franco presented the staff report on the expansion of the University of New Haven (Parking Lot).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the University of New Haven for the 86-parking-space expansion of the University of New Haven, for a total 873,437-square-foot gross floor area with 1,667 parking spaces, located on U.S Route 1 in the City of West Haven, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plans entitled:

- A. "Overall Site Plan, Planned Parking Lot, University of New Haven, West Haven, Connecticut," dated June 22, 2006, prepared by Wilbur Smith Associates.
 - B. "Site Layout Plan," Parking Lot Improvements at the University of New Haven, West Haven, Connecticut, dated May 26, 2006, prepared by The WBA Group Inc.
1. That the conditions of previous Traffic Investigation Report No. 156-0602-03 remain in effect.
 2. That the southerly site driveway on U.S. Route 1 be closed as shown on the referenced plans.
 3. That the remaining northerly site driveway on U.S. Route 1 be re-constructed in substantial conformance with the referenced plans.
 4. That intersection sight distances be provided and maintained from the site driveway on U.S. Route 1 as shown on the referenced plans.

d. West Haven - STC# 156-0606-01 - Contd.

5. That signs and pavement markings on the site driveway be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
6. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
7. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 156-0606-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
8. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 156-0606-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
9. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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e. East Hartford - STC# 042-0607-01

Mr. Philip J. Cohen presented the staff report on the request to partially open Gateway Square without full compliance with the conditions of Certificate No. 1693.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) allow Merchant East Hartford I, II & III, LLC to operate a 14,400-square-foot pharmacy with a drive-through window and 61 parking spaces of Gateway Square without full compliance with the conditions of STC Certificate No. 1693 as described in Traffic Investigation Report No. 042-0603-01, based on the following conditions.

1. That the developer be allowed to open and operate a 14,400-square-foot Walgreen's Pharmacy without satisfying Condition Nos. 3, 4 and 9 of Certificate No. 1693. That Condition Nos. 3, 4 and 9 of the certificate be completed by August 15, 2006.

e. East Hartford - STC# 042-0607-01 - Contd.

2. That no additional building permits be issued within the total 50,214 square-foot mixed-use development until Condition Nos. 3, 4 and 9 are complete.
3. That the site driveway on Governor Street be closed and remain closed until Condition Nos. 3, 4 and 9 are complete. That construction methods and materials used to close the driveway be in accordance with the Town of East Hartford's construction standards.
4. That until such time that Condition Nos. 3, 4 and 9 are complete, all deliveries should be limited to WB-40 design vehicles.
5. That all other conditions of Certificate No. 1693 remain in effect.
6. That this approval shall not become effective until a copy of Traffic Investigation Report No. 042-0607-01 has been recorded on the municipal land records in accordance with the established procedure.
7. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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f. New Britain - STC# 088-0601-01

This item was removed from the agenda prior to the meeting.

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g. Hartford - STC# 171-0606-01

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for the expansion of the University of Hartford (Taub Hall/Arts & Technology Center).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a Certificate to the University of Hartford, located in the City of Hartford and the Towns of West Hartford and Bloomfield for the expansion of the facilities at the University of Hartford to include a 14,000-square-foot expansion of the Arts & Technology Center (Taub Hall), stating that the operation thereof will not imperil the safety of the public.

g. Hartford - STC# 171-0606-01 - Contd.

The University Campus will then consist of a total of 1,183,023 square feet of classroom, office, cultural and recreation space, as well as dormitory space with 3,638 beds and parking for 4,194 vehicles.

The conditions are based and referenced to the following plans entitled:

- A. "University of Hartford-Overall Campus Map-Arts & Technology Center Expansion- Hartford/West Hartford, Connecticut," prepared by Fuss & O'Neill dated July 2006.
- B. "Utility and Grading Plan," prepared by Macchi Engineers dated October 10, 2005, Drawing No. C200 and last revised June 15, 2006.
- 1. That all conditions of Certificate Nos. 794-I (June 2006), 794-H, (January 2006), 794-G, (March 2005), 794-F (July 2004), 794-E (March 2004), 794-D (April 2000), 794-B (October 1991), 794-A (November 1989) and 794 (February 1988) remain in effect. Certificate 794-C (March 1994) was cancelled in April 1994.
- 2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 171-0606-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
- 3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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h. West Hartford - STC# 155-0604-01

Mr. Patrick I. Onwuazor presented the staff report on the request to partially open Blue Back Square without full compliance with the conditions of Certificate Nos. 1659 and 1659-A.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) allow Blue Back Square, LLC and the Town of West Hartford to operate 399,646 square feet of floor area and 1,108 parking spaces of Blue Back Square without full compliance with the conditions of STC Certificate Nos. 1659-A and 1659 based on the following conditions.

- 1. That the owner of the development be permitted to occupy 399,646 square feet of total floor area of the development as follows:

h. West Hartford - STC# 155-0604-01 - Contd.

existing municipal buildings (260,921 square feet), Building C (108,725 square feet) and the health club (30,000 square feet) without satisfying Condition Nos. 7b, 7c, 8, that portion of Condition No. 4 pertaining to the widening of South Main Street and that portion of Condition No. 16 pertaining to signs and pavement markings on South Main Street, Memorial Road, New Street and Isham Road, as reflected in Traffic Investigation Report No. 155-0410-01.

2. That the owner of the development monitor and provide field adjustments at the study area intersections as may be necessary due to the on-site construction activities, as directed by the Town of West Hartford.
3. That all remaining conditions of Traffic Investigation Report Nos. 155-0410-01 and 155-0601-01 remain in effect.
4. That this approval shall not become effective until a copy of Traffic Investigation Report No. 155-0604-01 has been recorded on the municipal land records in accordance with the established procedure.
5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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i. South Windsor - STC# 132-0605-01

Ms. Melanie S. Moreau presented the staff report on the Application for Certificate filed for International Fuel Cells (change in use).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to J.E. Sheppard Company for the 85,000-square-foot expansion and 60,000-square-foot change in use from office building to recreational facility of International Fuel Cells, for a total 325,000-square-foot commercial/manufacturing facility, 25,000-square-foot office space and 60,000-square-foot recreational facility/restaurant with 1,259 parking spaces, located on Route 5 in the Town of South Windsor, stating that the operation thereof will not imperil the safety of the public, based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

i. South Windsor - STC# 132-0605-01 - Contd.

- A. "Compilation Plan Prepared For: Adventure Quest, 100 Bidwell Road, South Windsor, Connecticut," prepared by Design Professionals, Sheet No. 2 of 3, dated November 18, 2005 and last revised March 9, 2006.
 - B. "International Fuel Cells, Overall Site and Roadway Plan, Aerial Mapping, 195 Governors Highway South Windsor, Connecticut," prepared by Fuss & O'Neill, Inc., Sheet No. 1 of 1, dated May 15, 2006.
1. That all conditions of Certificate No. 1476-A remain in effect.
 2. That the site driveways for No. 100 Bidwell Road be revised in substantial conformance with the referenced plans.
 3. That 650 feet of intersection sight distance to the north and 610 feet of intersection sight distance to the south be provided and maintained from the site driveway along Route 5 measured at a point 15 back from the edge of roadway.
 4. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 132-0605-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
 5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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j. Wolcott - STC# 166-0601-01

Ms. Melanie S. Moreau presented the staff report on the Application for Certificate filed for Watercreek Estates.

Upon motion of Deputy Commissioner Lynch, seconded by Deputy Commissioner Portanova, it was voted that the State Traffic Commission (STC) issue a certificate to Watercreek, LLC for Watercreek Estates, a 63-unit adult residential community development with 147 parking spaces, located on Route 69 in the Town of Wolcott, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans prepared by Land-Data Engineers entitled:

j. Wolcott - STC# 166-0601-01 - Contd.

- A. "Proposed Highway Improvements Watercreek Estates Age Restricted Community Wolcott Road (Conn. Rte. No. 69) Wolcott, Connecticut prepared for Watercreek, LLC," Sheet 1 of 1, dated January 12, 2006 and last revised February 28, 2006.
- B. "Utility Layout Plan, Watercreek Estates, Age Restricted Community, Wolcott Road (Conn. Rte. No. 69), Wolcott, Connecticut, prepared for Watercreek, LLC," Sheet 1 of 1, dated August 15, 2005 and last revised April 24, 2006.
- 1. That the site driveway on Route 69 be constructed in substantial conformance with the referenced plans.
- 2. That Route 69 be widened in substantial conformance with the referenced plans.
- 3. That approach grades of the driveways and Town roads along Route 69 affected by the roadway widenings noted in Traffic Investigation Report No. 166-0601-01 meet Department of Transportation's standards for intersecting streets or not be increased.
- 4. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
- 5. That Route 69 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 1 Office.
- 6. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
- 7. That 500 feet of intersection sight distance to the north and 490 feet of intersection sight distance to the south be provided and maintained from the site driveway along Route 69 measured at a point 15 back from the edge of roadway.
- 8. That signs and pavement markings on Route 69 be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
- 9. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.

j. Wolcott - STC# 166-0601-01 - Contd.

10. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
11. That a sightline easement be obtained from the property to the south (R.C. Properties, LLC), as indicated on the referenced plans prior to the issuance of a certificate.
12. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
13. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$125,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 166-0601-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
14. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 166-0601-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
15. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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6. MAJOR TRAFFIC GENERATOR - EXTENSION

That the following be extended for one year:

**Certificate No. 1703 issued for
Madison Landing in Madison**

Ms. Cabelus stated that this development was initially approved July 20, 2005; however, the Certificate was not issued until June 23, 2006. The developer is awaiting Department of Environmental Protection approval. The generated traffic volumes are minor and the Legal Traffic Authority has no objection to the extension.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to extend the certificate for one year.

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7. PARKWAY PERMIT

That a parkway permit be issued to LaMountain Bros., Inc. to operate a crew truck, dump truck, and a tow-behind compressor on Rt. 15 (Wilbur Cross Parkway) between Exits 54 and 56.

Ms. Cabelus explained that LaMountain Bros. is under contract to do exploration work for the tank replacement at the Mobil Stations in Orange (both north and southbound) through our Office of Property and Facilities. This work is necessary so that a design can be completed for the tank replacements. The permit is valid for 2 months while this work is undertaken.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the issuance of the parkway permit.

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Next, Ms. Cabelus recommended that the Commission approve an addendum to the agenda to recommend approval to grant the City of Stamford permission to revise the traffic signal at the intersection of Route 1 (W. Main St.), Alvord Lane and Commerce Park driveway in Stamford.

Upon motion of Deputy Commissioner Lynch, seconded by Deputy Commissioner Portanova, it was voted to add the addendum item as follows:

ADDENDUM:

Stamford - STC# 135-0306-01

1. Grant the City of Stamford permission to revise the traffic control signal at the intersection of Rt. 1 (West Main St.), Alvord La. and Commerce Park driveway to accommodate the widening of the SB approach of Rt. 1 for an exclusive right-turn lane and the widening of Alvord La. approach for two exclusive left-turn lanes.
2. Rescind Item No.2 of Traffic Investigation Report No. 135-9702-02 regarding the following lane-use control on Rt. 1 (West Main St.) at Alvord La. and Commerce Park driveway:

Rt. 1 NB: A left-turn lane
A through lane
A through lane
A right-turn lane

Rt. 1 SB: A left-turn lane
A through lane
A through/right-turn lane

Stamford - STC# 135-0306-01 - Contd.

3. Approve lane-use control on Rt. 1 (West Main St.) at Alvord La. and Commerce Park driveway:

Rt. 1 NB: A left-turn lane
A through lane
A through lane
A right-turn lane

Rt. 1 SB: A left-turn lane
A through lane
A through lane
A right-turn lane

Ms. Cabelus stated that the revisions are necessary to accommodate the widening of the southbound approach of Rt. 1 for an exclusive right-turn lane and widening of the Alvord Lane approach for two exclusive left-turn lanes. It recommends rescinding Traffic Investigation Report No. 135-9702-02 and approving new lane-use control in accordance with Traffic Investigation Report No. 135-0306-01. This work is required in accordance with Certificate No. 1559 for Super Stop and Shop.

Deputy Commissioner Bard asked if there was anyone present to speak on this issue.

Mr. Stephen Ulman addressed the Commission, stating that the improvements have been completed, and that, pending approval of the signal revisions, a signal turn-on has been scheduled for this afternoon.

Deputy Commissioner Bard stated that there was a significant lapse in judgment on the part of the developer in not receiving appropriate approval prior to opening of this facility. Policies and procedures are put in place to ensure the safety of the traveling public. He stated that they should appreciate the efforts made by the Department to prepare this report for presentation at today's meeting, and stated that he expects that this will not happen again.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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At this point in the meeting, Ms. Cabelus announced that this is Deputy Commissioner Bard's last meeting, stating that he will be retiring after 32 years of service. Both she and Mr. John F. Carey, Manager of Traffic Engineering, thanked him for his support, and wished him well in his retirement.

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Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adjourn at 10:45 a.m.

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Ralph J. Carpenter
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
July 18, 2006
Minutes Compiled By:
Robbin L. Cabelus
Executive Director